

## FORM B - BUILDING

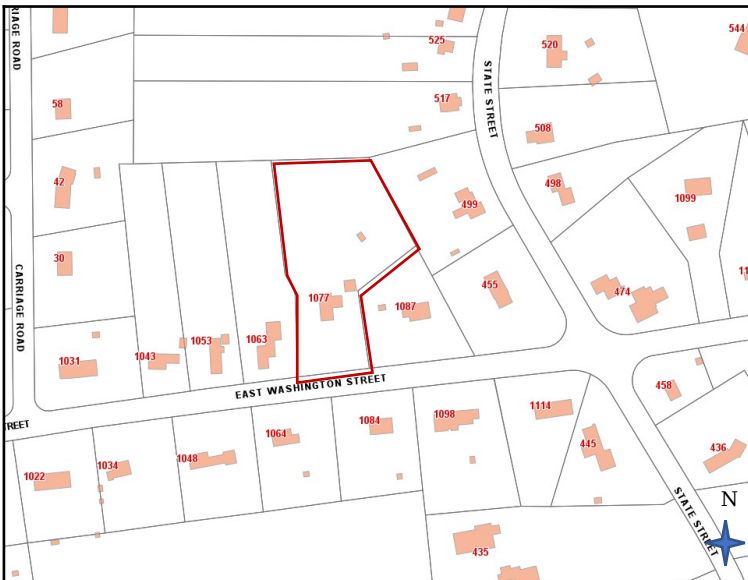
**Date** (*month / year*): June 2018

MASSACHUSETTS HISTORICAL  
COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

### Photograph



### Locus Map



**Recorded by:** Lara Kritzer, JM Goldson  
community preservation + planning

**Organization:** Hanson Historical Commission

Assessor's Number      USGS Quad      Area(s)      Form  
Number

112-0-17-0

Hanover

HNS.208

**Town/City:** Hanson

**Place:** (*neighborhood or village*):

**Address:** 1077 East Washington Street

**Historic Name:** Primary School #1

**Uses:**              Present: Single-Family Dwelling

Original: Primary School

**Date of Construction:** ca. 1871

**Source:** White's History,

**Style/Form:** Greek Revival

**Architect/Builder:** Benjamin Josselyn

**Exterior Material:**

Foundation: Stone

Wall/Trim: Wood Clapboard/Wood

Roof: Asphalt Shingles

**Outbuildings/Secondary Structures:** Two-car garage located to northeast of building, wood picket fence surrounding rear yard.

**Major Alterations** (*with dates*): Converted into residence (early-mid 20<sup>th</sup> Century), two-story addition to north façade (late 20<sup>th</sup> Century), enclosed porch, and replacement windows

**Condition:** Good

**Moved:** no ☒                      yes ☐      **Date:**

**Acreage:** 1.63 Acres

**Setting:** Located on one of Hanson's main thoroughfares in an area of predominantly single-family homes ranging from early eighteenth century farmhouses to late twentieth century suburban development on large lots which includes grass lawns and numerous mature trees, bushes, and other vegetation.

# INVENTORY FORM B CONTINUATION SHEET

HANSON

1077

East Washington Street

## MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

HNS.208

☐ Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

### ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The one-and-a-half story, gable-end, Greek Revival style house sits well back from the street with a hip roofed screen porch across its south, street-facing, façade. A taller two-story, gable-roofed Garrison style addition extends across the north façade of the building and beyond the house to the east, giving the house an L-shaped footprint. All of the roofs on the house are asphalt shingled, and the walls are sided in wood clapboards with wood trim. The original double-hung windows have been replaced with one-over-one vinyl windows in both the original house and later addition. A single masonry chimney runs up the east façade of the Garrison style addition, extending through the peak of the gable-end with a corbeled top.

The gable-end roof on the south façade projects out slightly over the south façade and has wood trimmed eaves and soffits. On the side facades of the original building, a wide cornice board runs below the wood trimmed eaves and wraps around the corners of the south façade, creating short returns at each corner. A pair of double hung windows is located at the center of the gable end above the wide hip roof of the first floor porch. The porch is entirely screened in with what appears to be wood screen doors. Two doors are located on each side of the porch and five are located on its south façade. The entrance is located on the south façade as well but has a metal storm door in place of a wood screen door. The entrance has a small cement landing leading into the front yard. Heavy, square columns are located at the corners of the porch and between each screen.

The west façade is only partially visible due to its distance from the street and the large trees screening the house. A shed style roof dormer appears to be located near the southwest corner of the gable end with a single double hung window at its center. A similar window is located on the first floor below. No other windows or features can be clearly seen on this façade. The east façade also has a single window near the front corner and a pair of casement windows at the rear of the façade adjacent to the north facade addition.

The north façade addition is garrison in style with the second floor of both the south and north facades projecting out over the first floor of the building. Two windows are located on the right side of the south façade's second floor. At the center of the addition is another front door located behind a storm door at the top of a short brick landing. To the right of the door, a three-part bay window with a hipped roof is located just below the overhanging first floor. The bay window has double hung windows on each side and does not project out beyond the second floor. The addition's east façade has only the exterior chimney for detailing. Although the north façade is not visible from the street, the projecting second floor is clearly visible around the northeast corner of the building. A short, shed roofed porch is also visible in this corner.

A two-car garage is located to the northeast of the house at the end of a long, asphalt paved driveway. The garage has an asphalt shingled gable roof and two large, unadorned wood garage doors between narrow wood posts. A shed roofed addition to the east façade of the garage appears to serve as a garden shed. As noted above, the house is set well back from the street behind mature trees and plantings and is well screened from view. A wood picket fence is visible to the west of the house and appears to enclose the yard behind the building. While a second outbuilding is shown on the map, it is not currently visible from any public way.

*Continuation sheet 3*

# INVENTORY FORM B CONTINUATION SHEET

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	HNS.208
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### HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

White's History of Hanson states that this building was originally constructed by Benjamin W. Josselyn in 1871 as Primary School #1. The 1856 Walling Map of Hanson confirms that there were no other buildings in this section of what is now East Washington Street but was listed at that time as North Street. Only one household is shown to the northwest of the intersection of North Street and the "New State Street," the home of L. Chapman, who presumably gave the land to the town for the construction of the school. Luther Warren Chapman (1833-1920) married Josephine Underwood in 1872 and continued to live to the north of the school on State Street through at least 1910. Luther Chapman was a shoemaker with a shoe shop across State Street from his home. It should be noted, however, that the earliest maps may also be referencing land then owned by Luther's father, also Luther Chapman (1805-1880) who was a farmer in the area at the time of the school's construction.

Prior to the construction of Primary School #1, the area had been served by a school on State Street, then known as New State Street. The 1869 Annual Town Report's School Committee report states that "it would be poor economy to make thorough repair of No. 1 Primary. That school needs a better school house."<sup>1</sup> The 1871 Annual Report reported that the school was the smallest and poorest school house in town and in 1872, a new building was constructed. The 1782 Annual Town Report notes that \$800 had been paid to B.W. Josselyn for its construction, \$279 to M. Sprague for labor and materials, and \$7.75 to the School Building Committee to sell the old house and land. The old school building was purchased by Melzar Sprague including "house, land, and underpinning" for \$93.93.

At its new location, the school was a neighbor to several Josselyn family households located to the south of North Street throughout the nineteenth century. Benjamin Josselyn (1826-1908) was born in Pembroke and is listed as a carpenter living in Hanson by the 1850 U.S. Census. By the 1855 Massachusetts Census, he had married wife Lucy and as of the 1870 U.S. Census was working as a housewright while living in Hanson with Lucy and their four children, all of whom were under the age of 11. Completion of the school did not necessary mean the completion of the site, however, and the 1877 Town Report calls for funds to remove the stumps and stones from the yard surrounding the building.

The school appears on the 1879 Walker Map at its present location on North Street just west of the "New State Street" across from the home of Benjamin's mother, Mary Bates Josselyn. By the 1903 Richards Atlas of Plymouth County, the street had been renamed Washington Street and the building is listed for the first time as School #1. Despite quite a bit of additional construction along State Street, no other houses were built along the north side of Washington Street near the School for many years. The town discontinued Primary Schools 1 in 1923 and its students were sent to Primary Schools 5 and 6.<sup>2</sup> On July 5, 1924, the building was sold at public auction for \$650 to Edgar C. Smith by auctioneer Chauncy O. Davis. Edgar L. Smith may have been the actual buyer, however, as he is listed in the 1910 U.S. Census as living nearby on State Street where he ran a wholesale poultry business with his wife, Flora, and their three children. Although Edgar appears to have held on to the land for the rest of his life, he moved his family to Hanover by 1920 following Flora's death. In 1941, the Estate of Edgar L. Smith subdivided his Hanson property into smaller lots, with the former school now located on a 74,070 sf. lot known as Lot C on the "Plan of land in Hanson, April 14, 1941, James H. Smith, Engineer, Abington, MA." It is not clear whether Edgar Smith or a later owner converted the former school into a residence, or when exactly it began to be used as such. In 1951, Hilda J. Condon of Rockland sold the house to Wendell and

<sup>1</sup> Town of Hanson 1869 Annual Report, Page 35.

<sup>2</sup> 1923 Annual Town Report, School Committee Report

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Norma Gorrill.<sup>3</sup> The Gorrills lived in the building until 1982, when they sold it to Charles and Jeanine Adams.<sup>4</sup> Jeanine Adams continues to own and live in the house today.

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<sup>3</sup> Plymouth County Registry of Deeds, Book 2181, page 4

<sup>4</sup> Plymouth County Registry of Deeds, Book 5194, Page 475